



Magnolia Close, Red Lodge
Bury St. Edmunds, IP28 8TP
Guide Price £200,000

MA
Morris Armitage

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Magnolia Close, Bury St. Edmunds, IP28 8TP

A delightful mid-terraced home located in the more established part of the popular village of Red Lodge.

Offering well proportioned rooms throughout with accommodation comprising an entrance hall, living room/diner, fitted kitchen, two bedrooms and a bathroom.

Externally the property offers an enclosed rear garden leading to a garage.

Ideal first time purchase with the distinct advantage of NO ONWARD CHAIN.

Entrance Hallway

Stairs rising to first floor. Doors to kitchen and lounge/dining room.

Kitchen

9'5" x 6'2"

With eye and base level storage cupboards with worktop over. Sink and drainer with mixer tap over. Integrated oven, inset hob with extractor hood over. Space and plumbing for washing machine. Window to front aspect.

Living/Dining Room

14'1" x 12'2"

With patio door leading to rear garden.

First Floor Landing

With doors to bedrooms and bathroom.

Bedroom 1

12'2" x 9'7"

With two windows to rear aspect.

Bedroom 2

8'7" x 7'9"

With built in wardrobe and cupboard. Window to front aspect.

Family Bathroom

Suite comprising of bath, combination sink and low level WC. Obscured window to side aspect.

Outside - Rear

Fully enclosed rear garden with decking areas. Access to garage.

Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.

Property Information

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 54 SQM

Parking – On Street - Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric storage heaters

Broadband Connected - tbc

Broadband Type – Superfast

available, 59Mbps download,

13Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

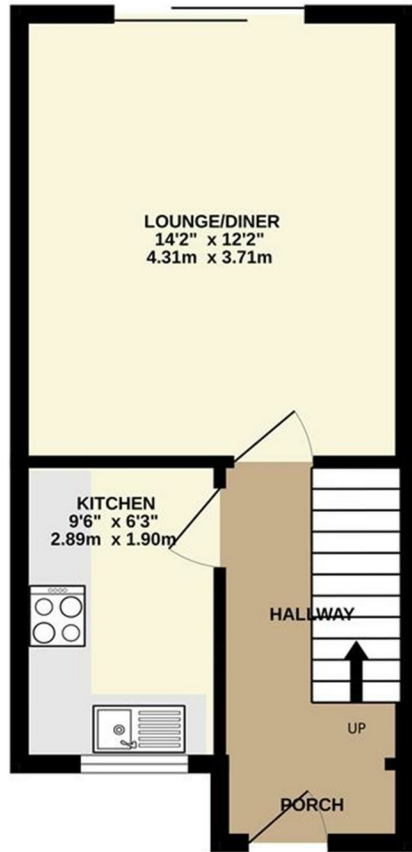
Rights of Way, Easements,

Covenants – None that the

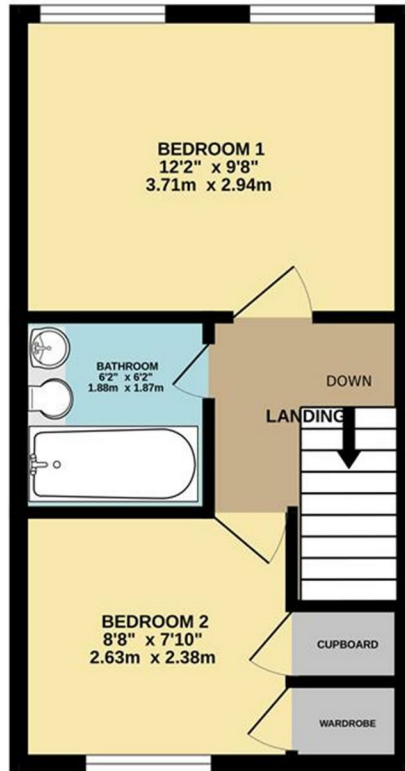
vendor is aware of



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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